

| Proposed Draft Policy:<br>Proposed <u>new text</u> and proposed <del>((removed text))</del>   | Reason for the Proposed Change   |
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| <p>Policy HO 1.A.2 The <u>county shall facilitate the siting and equitable distribution of group homes, emergency housing, emergency shelters, and permanent supportive housing ((shall be facilitated))</u>, especially those designed to house special needs populations.</p>   | <ul style="list-style-type: none"> <li>• The passage of Engrossed Second Substitute House Bill (<a href="#">ESSHB 1220</a>) in 2021 amended the Growth Management Act (GMA) housing goal and changed requirements for housing elements. Emergency housing, emergency shelters, and permanent supportive housing are now a category of housing that housing elements must address.</li> <li>• Language added to clarify that the county shall implement this policy.</li> </ul>   |
| <p>Policy HO 1.A.3 <del>((Broader public understanding of fair housing shall continue to be promoted through))</del><br/><u>The county shall actively promote and further fair housing in housing programs</u>, including support of educational and informational outreach programs.</p>   | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to identify and implement policies that address and begin to undo racially disparate impacts, displacement, and exclusion in housing. People of color are more likely to be affected by housing discrimination, strengthening a policy on fair housing supports the goal of undoing racially disparate impacts.</li> <li>• Language added to clarify that the county shall implement this policy.</li> </ul> |
| <p>Policy HO 1.A.4 <del>((Information))</del> <u>The county shall develop and promote information</u> regarding the development of <u>Americans with Disabilities Act (ADA)</u>-accessible housing units, or units that can be easily modified to meet the individual needs of a person with disabilities <del>((, shall be developed and promoted))</del>.</p>   | <ul style="list-style-type: none"> <li>• Language added to clarify what ADA stands for and that the county shall implement this policy</li> </ul>  |
| <p><del>Policy HO ((4.A.3))</del> <u>1.A.6 The county shall monitor housing discrimination complaints in Snohomish County. Complaints will be referred to the state or the department of Housing and Urban Development (HUD) for review.</u></p>  | <ul style="list-style-type: none"> <li>• Proposing to move this policy from Goal HO 4 (Policy 4.A.3) to Goal HO 1.</li> <li>• Language is added to clarify what happens to housing discrimination complaints; they are referred to the Washington State Human Rights Commission for processing.</li> </ul>   |
| <p>Policy HO 1.B.1 The county shall facilitate affordable home ownership and rental opportunities by promoting an <del>((increased))</del> <u>increasing</u> supply of safe and healthy lower-cost housing types <del>((such as))</del> <u>including</u> housing on small lots, <u>accessory dwelling units (ADUs), duplexes</u>, townhouses, multiplexes, manufactured housing, mobile homes, and mixed-use housing.</p> | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to consider the role of ADUs in meeting housing needs, and, in urban growth areas also consider, duplexes, triplexes (which are a subset of multi-plex) and townhouses.</li> </ul>   |
| <p>Policy HO 1.B.2 The county shall <del>((recognize the increasing diversity in the cultural and economic backgrounds of its residents and shall))</del> encourage a broad range of affordable ownership and rental housing opportunities, including opportunities for persons with special needs <u>and historical and currently marginalized communities</u>.</p>  | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to identify and implement policies that address and begin to undo racially disparate impacts and exclusion, historically and currently marginalized communities (specifically communities of color) have experienced exclusion in the homeownership market.</li> </ul>   |

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| <p>Policy HO 1.B.3 The county shall support the development and preservation of mobile and manufactured home parks.</p> <p><del>((Subsection a. Create a comprehensive plan designation and development regulations that will encourage the long-term preservation of mobile and manufactured parks.))</del></p> <p><u>Subsection (a) The county shall maintain development regulations to encourage the preservation of mobile and manufactured home parks within urban growth areas.</u></p> <p><del>((Subsection b. Investigate the development of site size and buffering standards for mobile and manufactured parks that permit development in all medium and high density residential zones and conditional development in low density residential zones.))</del></p> <p><u>Subsection (b) The county shall consider establishing property tax reductions or exemptions for parks serving extremely low-, very low-, low- and moderate-income housing</u></p> <p><u>Subsection (c) Whether to allow the rezoning of mobile and manufactured home parks to other zones should involve a balancing of the property rights of mobile home parks owners and the rights of owners of mobile homes who are renting space in mobile home parks. Some of the factors to consider are:</u></p> <p><u>i. the cost to the mobile home park owner of maintaining the property as a mobile home park or related use;</u></p> <p><u>ii. the cost to the mobile home park tenant of the closure of a mobile home park;</u></p> <p><u>iii. whether the uses allowed under the proposed rezone are compatible with the existing neighborhood;</u></p> <p><u>iv. whether there are available spaces in other mobile home parks in the vicinity that can accommodate relocating the mobile home park tenants that would be displaced by the closure of the mobile home park; and</u></p> <p><u>v. whether there is relocation or financial assistance for the parks’ tenants.</u></p> | <ul style="list-style-type: none"> <li>• This policy was combined with language from policies LU 2.D.1 and LU 2.D.2 previously located in the Land Use Element.</li> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to establish anti-displacement policies. Manufactured home parks often represent naturally occurring affordable housing, as well as unsubsidized senior housing. Consolidating policies that seek to preserve manufactured housing parks supports anti-displacement goals.</li> <li>• The subsections proposed for deletion have already been implemented by the county. The zoning designation MHP (Mobile Home Park) has been established within county code. The standards for mobile home parks can be found in Snohomish County Code <a href="#">30.42E</a> (Mobile Home Park Standards and Permits)</li> </ul> |
| <p>Policy HO 1.B.4 The county shall encourage and support the development of <del>((innovative))</del> housing types that make efficient use of the county land supply such as residential units in mixed-use developments, accessory dwelling units <b>(ADUs), duplexes, multiplexes, townhouses</b>, cottage housing, co-housing, and live/work units.</p>  | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to consider the role of ADUs in meeting housing needs, and, in urban growth areas also consider, duplexes, triplexes (which are a subset of multi-plex) and townhouses.</li> <li>• The word “innovative” was removed because none of these housing types are new innovations. Proposed amendment to Policy HO 3.A.3 would strengthen support for innovative housing types.</li> </ul>  |

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| <p>Policy HO 1.C.1 The county shall cooperate with public, private, and non-profit providers in applying techniques for increasing the supply of owner-occupied homes, including affordable home ownership opportunities, <u>facilitating community land trusts, and first-time homebuyer programs.</u></p>  | <ul style="list-style-type: none"> <li>• This policy supports both CPP HO-4, which directs jurisdictions to implement policies to (among other things) develop more affordable home-ownership opportunities, and the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low-, and moderate-income households.</li> <li>• Adding potential techniques to the policy gives more clear direction of potential avenue to pursue in cooperation with public, private, and non-profit providers.</li> </ul>  |
| <p><del>((Policy HO 1.C.2 REPEALED BY AMENDED ORDINANCE NO. <a href="#">14-129</a>))</del></p>   | <ul style="list-style-type: none"> <li>• This policy has been repealed. The rest of the policies under this objective will be renumbered.</li> </ul>  |
| <p>Policy <del>((HO 1.C.3))</del> <u>HO 1.C.2</u> The county shall encourage for-profit and non-profit sector production of new housing units that are affordable to and occupied by <del>((low income))</del> <u>extremely low-, very low-, low- and moderate-income</u> households.</p> <p>Subsection <del>((a- Explore and evaluate))</del> <u>(a) Implement</u> various fiscal and regulatory tools and funding resources and strategies to encourage housing providers to increase the supply of affordable housing units generally, and particularly within mixed-income developments and communities.</p> <p>Subsection <del>((b-))</del> <u>(b)</u> Provide incentives that encourage for-profit and non-profit residential developers to address <u>extremely low-, very low-, low-, and moderate-income</u> housing needs, such as priority permit processing and exemptions or reductions in impact fee mitigation payments for low-income projects with long-term affordability commitments.</p> <p>Subsection <del>((c-))</del> <u>(c)</u> Evaluate the feasibility of reducing minimum permitted lot sizes in non-<u>planned residential</u> <del>((PRD))</del> developments <u>(PRD)</u>.</p> <p>Subsection <del>((d-))</del> <u>(d)</u> Encourage through incentives and other techniques a balance of affordable and market-rate housing within urban centers and along transit emphasis corridors.</p> <p><u>Subsection (e) Seek authorization from the state for the county to establish a Multi-Family Tax Exemption (MFTE) program.</u></p> | <ul style="list-style-type: none"> <li>• Language has been changed to reflect the new state law requirement to incorporate provisions for extremely low-, very low-, low- and moderate-income households. The existing subsection d also supports the requirement that jurisdictions consider housing locations in relation to employment location.</li> <li>• Language is proposed to be strengthened in line with the GMA housing goal of planning for and accommodating housing affordable to all economic segments.</li> <li>• Snohomish County is currently ineligible to participate in the MFTE program (see <a href="#">RCW 84.14.040(d)</a>(i-iii)), the county is unable to meet the technical requirements for establishing a residential targeted area. Changes in law would be required.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul> |
| <p>Policy <del>((HO 1.C.4))</del> <u>HO 1.C.3</u> The county has implemented and shall maintain the Snohomish County Affordable Housing Trust Fund to develop and maintain housing affordable to households with incomes below 50 percent of median.</p>   | <ul style="list-style-type: none"> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>   |
| <p>Policy <del>((HO 1.C.5))</del> <u>HO 1.C.4</u> The county shall continue to support the efforts of the Housing Authority of Snohomish County to increase the supply of <u>extremely low-, very low-, low- and moderate-income</u> housing.</p>  | <ul style="list-style-type: none"> <li>• Language has been changed to reflect the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low- and moderate-income households.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>  |

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| <p>Policy <del>((HO 1.C.6))</del> <b>HO 1.C.5</b> The county shall encourage the capacity of nonprofit housing and community development organizations to develop and manage <u>extremely low-, very low-, low-, and moderate-</u>income housing <u>through program supports, funding, or land.</u></p>  | <ul style="list-style-type: none"> <li>• Language has been changed to reflect the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low-, and moderate-income households.</li> <li>• Language has been added to clarify ways the county could implement the policy (through program supports, funding, or providing land).</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>   |
| <p>Policy <del>((HO 1.C.7))</del> <b>HO 1.C.6</b> The county shall pursue techniques to minimize the displacement of <u>extremely low-, very low-, low-, and moderate-</u>income households resulting from losses in the county's existing stock of low-cost housing. <u>Examples of techniques could include strategic acquisition and financing of existing multi-family development, tenant relocation assistance, and right-to-return policies, requiring displacement and mitigations plans during the permitting process.</u></p>  | <ul style="list-style-type: none"> <li>• Language has been changed to reflect the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low-, and moderate-income households. Examples of policies that could be pursued have been proposed to provide greater policy direction.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>   |
| <p>Policy <del>((HO 1.C.8))</del> <b>HO 1.C.7</b> The county shall <del>((evaluate the feasibility of implementing))</del> <u>implement</u> a mitigation program for <u>very low- and extremely</u> low-income households (&lt;50 percent of median income as defined by the Department of Housing and Urban Development <del>((the agency that defines eligibility for assistance based on that definition))</del>) displaced <del>((as a result of))</del> <u>because of</u> manufactured or mobile housing community closures, or the conversion of public assisted housing stock to market rate housing.</p> | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to identify and implement policies that address and begin to undo racially disparate impacts, displacement, and exclusion in housing. Strengthening the language of anti-displacement policies reduces the impact of displacement of residents of manufactured housing parks (which are often in the county a form of naturally occurring (unsubsidized) affordable housing and senior housing) and assisted public housing residents.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul> |
| <p>Policy <del>((HO 1.C.9))</del> <b>HO 1.C.8</b> The county shall <del>((investigate methods of ensuring))</del> <u>ensure</u> that redevelopment will not result in a net loss of affordable housing; i.e. every unit of affordable housing lost to redevelopment is replaced with like, affordable housing, suitable for and in a location beneficial to the same demographics as those displaced by redevelopment. To this end, the county shall <del>((consider))</del> <u>establish</u> requirements for the inclusion of low-income housing or fees in lieu of providing low-income housing.</p>          | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to identify and implement policies that address and begin to undo racially disparate impacts, displacement, and exclusion in housing. People of color in Snohomish County are disproportionately represented in low-income housing and are more likely to be affected by the loss of affordable housing units. Strengthening anti-displacement policies reduces the impact of displacement and racially disparate housing impacts.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>     |
| <p>Policy <del>((HO 1.C.10))</del> <b>HO 1.C.9</b> The county should <del>((consider))</del> <u>implement</u> measures that avoid concentrations of low-income and special needs housing.</p>  | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to identify and implement policies that address and begin to undo racially disparate impacts, displacement, and exclusion in housing. People of color in Snohomish County are disproportionately represented in low-income housing. Strengthening the language of policies that avoid the concentration of low-income housing work to undo racially disparate impacts and exclusion in housing.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>  |
| <p>Policy <del>((HO 1.C.11))</del> <b>HO 1.C.10</b> The county shall, through the <i>Snohomish County Housing Characteristics and Needs Report</i>, update the demographic changes and housing needs of county residents, as required by the county's Consolidated Plan and in other planning efforts, to identify the gaps in housing availability for low-, <u>very low-, extremely low-, and moderate-</u>income households, special needs populations, <u>emergency housing, emergency shelters and permanent supportive housing</u> for the homeless.</p>   | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions incorporate provisions for extremely low-, very low-, low-, and moderate-income households</li> <li>• State law now also requires that jurisdictions also incorporate provisions for emergency housing, emergency shelters, and permanent supportive housing.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>  |

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| Policy <del>((HO 1.C.12))</del> <b>HO 1.C.11</b> The county should encourage developments that include units affordable to a spectrum of incomes, including low-, <u>very low-</u> , <u>extremely low-</u> and moderate-income households.   | <ul style="list-style-type: none"> <li>• Language has been changed to reflect the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low-, and moderate-income households.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>  |
| Objective HO 1.D Maintain an adequate supply of appropriately zoned developable <u>residential</u> land  | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that there be a sufficient capacity of land for housing for all income bands. Language was modified to clarify that appropriately zoned residential land is the objective.</li> </ul>   |
| Policy HO 1.D.1 The county shall establish a mix of densities in residentially zoned land that is served with adequate infrastructure based on the public's housing preferences, demonstrated need of low-, <u>very low-</u> , <u>extremely low-</u> and moderate-income households, preservation of <u>environmentally</u> critical areas, and <del>((coordination with the))</del> <u>coordinated</u> transportation <del>((system))</del> <u>systems</u> .  | <ul style="list-style-type: none"> <li>• Language has been changed to reflect the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low-, and moderate-income households.</li> </ul>   |
| Policy 1.D.2 The supply and mix of residentially zoned developable land that is served with adequate infrastructure shall be sufficient to accommodate the needs of <del>((low-income))</del> <u>extremely low-</u> , <u>very low-</u> , <u>low-</u> and moderate-income and special needs households, <u>include consideration of duplexes, triplexes and townhomes within urban growth boundaries</u> , and support an efficient and competitive market for market-rate housing to meet the county's changing demographic profile. | <ul style="list-style-type: none"> <li>• Language has been changed to reflect the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low-, and moderate-income households. Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that the county identify sufficient capacity of land for extremely low-, very low-, low- and moderate-income housing. This includes the consideration of duplexes, triplexes, and townhomes within urban growth boundaries.</li> </ul>   |
| Policy 1.D.5 The county shall assure that there is sufficient zoned land allowing group homes, <u>emergency housing, emergency shelters, and permanent supportive housing</u> to accommodate the demand for this type of residence.  | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that the county identify sufficient capacity of land for emergency housing, emergency shelters, and permanent supportive housing.</li> </ul>  |
| Policy HO 1.E.2 <del>((In cooperation with the cities, the nonprofit housing development community, and local housing advocacy organizations, investigate the feasibility of initiating an effort to pass a voter-approved countywide low-income levy.))</del> <u>The county shall oversee the management of funds for the countywide low-income housing levy.</u>   | <ul style="list-style-type: none"> <li>• HB 1590 allowed the county to pass a low-income housing levy at the council-level. Snohomish County passed such a levy in December of 2021. Language is being proposed to reflect that a levy was passed.</li> </ul>  |
| Policy HO 1.F.1 The county shall encourage housing developments that incorporate healthy living features such as non-toxic building <del>((materials and green))</del> <u>materials, environmental building</u> design, access to transit <del>((and))</del> , <u>access to</u> healthy foods, pedestrian-friendly environments, and safe routes to school.  | <ul style="list-style-type: none"> <li>• Language proposed to clarify the meaning of the policy</li> </ul>   |
| Objective HO 2.A Promote opportunities for all county residents to reside in safe and <del>((decent))</del> <u>healthy</u> neighborhoods.  | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions undo racially disparate impacts, displacement and exclusion in housing caused by local policies. "Decent neighborhoods" is not defined within the comprehensive plan and has been historically used in racially discriminatory ways against majority non-white neighborhoods. Proposing to replace with healthy.</li> </ul>  |
| Policy HO 2.A.1 The county should <del>((preserve the character of stable))</del> <u>support existing</u> residential neighborhoods through <del>((selective and innovative land use measures))</del> <u>county and community-based initiatives</u> .  | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions undo racially disparate impacts, displacement and exclusion in housing caused by local policies. Although this policy supports the housing goal of encouraging the preservation of existing housing stock, the definition of "character" can be defined in ways that are exclusionary and prevent the county from being able to provide a variety of housing densities and types necessary to accommodate the housing needs for all economic segments of the county. Therefore, the language is proposed to be removed.</li> </ul> |

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| Policy 2.A.2 The county shall continue programs to repair and maintain existing housing in neighborhoods to reduce <del>((blight and))</del> deterioration and preserve and enhance the housing stock.  | <ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions undo racially disparate impacts, displacement and exclusion in housing caused by local policies. “Blight” is not defined within the comprehensive plan and has been historically used in racially discriminatory ways against majority non-white neighborhoods. Therefore, the language is proposed to be removed.</li> </ul>   |
| <b><u>Policy HO 2.A.5 The county shall align plans and investments to support homeownership rates and locational choice for people of color and other groups who have been historically and are currently under-served and under-represented.</u></b> | <ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions undo racially disparate impacts, displacement and exclusion in housing caused by local policies. Communities of color are disproportionately underrepresented among homeowners in the county. There are many factors that led to this racially disparate impact; this policy would support undoing the impact by prioritizing homeownership rates and locational choice for people of color and other historically and currently marginalized communities in the county.</li> </ul>   |
| Objective HO 2.B Encourage the use of innovative urban design techniques and development standards to foster <del>((broad community acceptance of))</del> a variety of housing types affordable to all economic segments of the population.           | <ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions undo racially disparate impacts, displacement and exclusion in housing caused by local policies. The phrase “broad community acceptance” may perpetuate exclusion in existing residential neighborhoods and prevent the county from being able to provide a variety of housing densities and types necessary to accommodate the housing needs for all economic segments of the county.</li> <li>Removing the phrase “broad community acceptance” refocuses the objective to the encouragement of innovative design techniques to increase the variety of housing types, which is in line with the changes to housing element law that require jurisdictions to incorporate considerations for all economic segments of the population.</li> </ul> |
| Policy 2.B.1 The county shall <del>((encourage))</del> <b><u>allow</u></b> a variety of housing types and densities in residential neighborhoods <b><u>in support of the regional growth strategy.</u></b>  | <ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires jurisdictions for adequate provisions for all economic segments including extremely low-, very low-, low- and moderate-income households.</li> <li>Strengthening the language to allow a variety of housing types and densities in residential neighborhoods will support providing the variety of housing densities and types necessary to accommodate the housing needs for all economic segments.</li> <li>Language is added to clarify that these housing types and densities should be in accordance with the regional growth strategy, to avoid the inclusion of lower density housing in areas that are expected to have high growth (ex. high capacity transit communities)</li> </ul>   |
| <del>((Policy HO 2.B.2 The county shall facilitate the development of urban centers and urban villages in appropriate locations within UGAs.))</del>  | <ul style="list-style-type: none"> <li>Proposed for deletion, this is not a housing policy and is duplicative of LU 3.A and 3.C (now 3.B)</li> </ul>  |
| Policy <del>((HO 2.B.3))</del> <b><u>HO 2.B.2</u></b> The county shall work to develop and update, as needed, technical resources <del>((, such as those in Appendix I.))</del> to encourage innovative residential design and development practices. | <ul style="list-style-type: none"> <li>Given the infrequency in which Appendix I is updated, it may not be appropriate to reference as a technical resource for innovative design and development practices.</li> <li>Housekeeping renumbering to reflect the removal of HO 2.B.2</li> </ul>  |
| Policy <del>((HO 2.B.4))</del> <b><u>HO 2.B.3</u></b> The county shall encourage the integration of a variety of dwelling types and intensities in residential neighborhoods <b><u>in support of the regional growth strategy.</u></b>                | <ul style="list-style-type: none"> <li>Language is added to clarify that these housing types and densities should be in accordance with the regional growth strategy, to avoid the inclusion of lower density housing in areas that are expected to have high growth (ex. high capacity transit communities)</li> <li>Housekeeping renumbering to reflect the removal of HO 2.B.2</li> </ul>  |

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| <b>Objective HO 2.C Strive to prevent the displacement of historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income households from existing neighborhoods.</b>   | <ul style="list-style-type: none"> <li>• This new objective would support the <a href="#">ESSHB 1220</a> requirement that jurisdictions establish anti-displacement policies with consideration given to historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income housing.</li> </ul>  |
| <b>Policy HO 2.C.1 Evaluate plans, investments, new infrastructure, and new development for the potential to increase housing costs for, or to cause displacement of, historically and currently marginalized communities, as well as extremely low-, very low-, low-, and moderate- income households. Identify and implement strategies to mitigate anticipated impacts.</b>  | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions establish anti-displacement policies with consideration given to historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income housing. This policy would require the potential for displacement to be considered at the planning stage.</li> </ul>   |
| <b>Policy HO 2.C.2 The county shall establish tenant protections to reduce displacement.</b>  | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions establish anti-displacement policies with consideration given to historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income housing. People of color are disproportionately renters in Snohomish County. Tenants are the most vulnerable group for displacement, this policy would establish tenant protections.</li> </ul>  |
| <b>Policy HO 2.C.3 The county shall consider equitable development initiatives, inclusionary zoning, and other strategies to counter displacement.</b>  | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions establish anti-displacement policies with consideration given to historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income housing. This policy provides a variety of other anti-displacement policies for the county to pursue.</li> </ul>   |
| Policy HO 3.A.1 The county shall complete an economic analysis of all proposed building and land use regulations. The economic analysis shall evaluate the regulations’ impact to the cost of housing <del>((and the county’s fair share housing goals.))</del> , <b>potential displacement impacts, and the county’s housing needs by income.</b> The county shall ensure that the intent of proposed building and land use regulations be achieved in a manner that imposes the least amount of additional economic costs to development, including infill development, redevelopment, new housing, and renovation of existing housing. | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions establish anti-displacement policies with consideration given to historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income housing. This policy would require the potential for displacement to be considered when new building development and land use regulations are proposed.</li> <li>• ESSHB 1220 also requires that jurisdictions incorporate consideration for projected needs of all economic segments of the community.</li> </ul> |
| Policy HO 3.A.2 Development standards and building permit requirements shall be reviewed <del>((every five years))</del> <b>on a continual basis</b> to ensure clarity and consistency while providing for a timely, fair, and predictable application processing outcome.  | <ul style="list-style-type: none"> <li>• Language change to reflect that development standards and building permit requirements are reviewed on a continuing basis, not every five years.</li> </ul>  |
| Policy HO 3.A.3 The county shall encourage <b>innovative housing types, including</b> cluster housing, <del>((in order))</del> to minimize land and infrastructure costs.   | <ul style="list-style-type: none"> <li>• Language change to broaden the scope of this policy to include other land cost minimizing and lower infrastructure cost housing types, which is in line with the changes to housing element law that require jurisdictions to incorporate considerations for all economic segments of the population.</li> </ul>   |
| <del>((Policy HO 3.A.4 Snohomish County shall endeavor to process completed development applications within 120 days.))</del>   | <ul style="list-style-type: none"> <li>• This policy is not housing specific. It is proposed to move to Economic Development Element.</li> </ul>  |
| Policy <del>((HO 3.A.5))</del> <b>HO 3.A.4</b> The county’s impact fee program shall be based on a fair assessment of the cost of new public facilities needed to accommodate each housing unit.  | <ul style="list-style-type: none"> <li>• Housekeeping renumbering to reflect the removal of HO 3.A.4</li> </ul>   |
| Objective HO 3.B <del>((Evaluate the feasibility of reducing))</del> <b>Pursue strategies to reduce</b> housing development costs.  | <ul style="list-style-type: none"> <li>• <a href="#">CPP HO-12</a> directs the county to minimize housing production costs by considering a variety of strategies. The proposed language strengthens the county’s objective to better align with the CPPs.</li> </ul>   |

| Proposed Draft Policy:<br>Proposed <u>new text</u> and proposed <del>((removed text))</del>   | Reason for the Proposed Change   |
|---|--|
| Policy HO 3.B.1 The county shall <del>((analyze))</del> <u>pursue</u> alternative funding methods to finance low-income housing, such as local improvement districts, bond levies, partnerships with non-profit agencies and housing authorities, and grants.   | <ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions make adequate provisions for existing and projected needs of all economic segments of the population, including documenting programs and actions needed to achieve housing availability, including gaps in local funding. The proposed rewording here strengthens the county’s commitment to making adequate provisions for low-income housing.</li> </ul> |
| <del>((Policy HO 3.B.2 The county shall consider reducing residential parking requirements in neighborhoods with high levels of public transportation.))</del>  | <ul style="list-style-type: none"> <li>Proposed for removal, this is not a housing specific policy and is redundant to Policy LU 2.B.1</li> </ul>  |
| Policy <del>((HO 3.B.3))</del> <u>HO 3.B.2</u> The county shall determine the feasibility of preparing programmatic areawide environmental impact statements for housing developments in communities where residential development is targeted.   | <ul style="list-style-type: none"> <li>Housekeeping renumbering to reflect the removal of HO 3.B.2</li> </ul>  |
| Policy <del>((HO 3.B.4))</del> <u>HO 3.B.3</u> The county shall evaluate mechanisms to facilitate land assembly for residential developments in UGAs.   | <ul style="list-style-type: none"> <li>Housekeeping renumbering to reflect the removal of HO 3.B.2</li> </ul>  |
| <del>((Policy HO 3.B.5 The county shall continue the demonstration program that provides for the use of environmentally sensitive housing development practices that minimize the impacts of growth on the county’s natural resource systems without adding to the cost of housing.))</del>   | <ul style="list-style-type: none"> <li>Proposed for removal. The program that this policy referenced, the Reduced Drainage Discharge Demonstration program, ended in 2003.</li> </ul>  |
| Goal HO 4 The county shall monitor progress toward achieving the housing goals, objectives and policies of this <del>((General Policy Plan))</del> <u>Comprehensive Plan</u> and the countywide planning policies.  | <ul style="list-style-type: none"> <li>Language to reflect that the new combined document is the Comprehensive Plan.</li> </ul>  |
| Policy HO 4.A.1 The land capacity analysis of urban and rural unincorporated areas shall continue to include housing data.<br><br><del>((Subsection a.))</del> The county shall monitor the adequacy of the supply of appropriately zoned developable land within urban and rural areas including land and housing prices and rents, in comparison with trends. in household income.  | <ul style="list-style-type: none"> <li>Because there is no subsection b for this section, for the sake of clarity, the words “subsection a” are proposed to be removed from this policy.</li> </ul>  |
| <del>((Policy HO 4.A.3 The county shall monitor housing discrimination complaints in Snohomish County.))</del>  | <ul style="list-style-type: none"> <li>Proposing to move this policy from Goal 4 (monitoring) to Goal 1 (fair housing) as policy 1.A.6.</li> </ul>   |
| Objective HO 4.B Track the provision of affordable housing units to assess whether an adequate supply of housing affordable to the county’s lower income and special needs residents, as defined <del>((in the Housing Characteristics and Needs report for Snohomish County))</del> <u>by state law</u> , is being provided.   | <ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions make provisions for the existing and projected needs of all economic segments of the community including incorporating consideration for extremely low-, very low-, low- and moderate-income households. Additionally, jurisdictions are required to document programs and actions needed to achieve housing availability.</li> </ul>                      |
| Policy HO 4.B.1 In support of countywide housing policies, the county shall seek partnerships with other jurisdictions, through the Alliance for Housing Affordability, the Housing Consortium of Everett and Snohomish County, Snohomish County Tomorrow and similar forums, to track the provision of housing by type and affordability. This effort will include an assessment of progress toward meeting the county’s housing goals, including housing that addresses the needs of households within the Under 30% <u>Area Median Income</u> (AMI), 30-50% AMI, 51-80%, <u>81-120%</u> AMI segments, as projected in the current <i>Housing Characteristics and Needs Report for Snohomish County</i> . | <ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions identify sufficient capacity of land of moderate-income households (81-120% AMI) and incorporate considerations for moderate-income households in addition to low-, very low-, and extremely low-income households.</li> </ul>   |



| Proposed Draft Policy:<br>Proposed <u>new text</u> and proposed <del>((removed text))</del>  | Reason for the Proposed Change   |
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| <p><b><u>Policy HO 4.B.2 The county shall establish a tracking system to monitor the affordability of existing housing and new housing production.</u></b></p>   | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions document programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations.</li> </ul>  |
| <p>Policy <del>((HO 4.B.2))</del> <b><u>HO 4.B.3</u></b> Based upon the monitoring and evaluation results from Policy 4.B.1 <b><u>and 4.B.2</u></b>, the county shall:</p> <p><b><u>Subsection (a) Evaluate ((evaluate))</u></b> the effectiveness of its zoning regulations to produce housing developments that meet the diverse housing needs identified in the <i>Housing Characteristics and Needs Report for Snohomish County</i>.</p> <p><b><u>Subsection (b) Document programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations and other limitations.</u></b></p> | <ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions document programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations.</li> <li>• Housekeeping renumbering to reflect the addition of Policy HO 4.B.2 above</li> </ul> |
| <p>Goal HO 5 The county shall support efforts to generate additional housing finance resources and programs that assist in addressing the housing goals, objectives and policies of this <del>((General Policy Plan))</del> <b><u>Comprehensive Plan</u></b> and the countywide planning policies.</p>   | <ul style="list-style-type: none"> <li>• Language to reflect that the new combined document is the Comprehensive Plan.</li> </ul>  |

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